



City of Loma Linda Official Report

Robert Ziprick, Chairman
Stan Brauer, Vice Chairman
Floyd Petersen, Board Member
Robert Christman, Board Member
Karen Gaio, Board Member

CRA AGENDA: September 14, 2004
TO: Agency Board Members
FROM: Pamela Byrnes-O'Camb, Secretary
SUBJECT: Minutes of August 24, 2004

RECOMMENDATION

It is recommended that the Agency Board approve the Minutes of August 24, 2004.

PENDING AGENCY APPROVAL

Loma Linda Redevelopment Agency

Minutes

Regular Meeting of August 24, 2004

A regular meeting of the Redevelopment Agency was called to order by Chairman Ziprick at 6:45 p.m., Tuesday, August 24, 2004, in the City Council Chamber, 25541 Barton Road, Loma Linda, California.

Agency Members Present:	Robert Ziprick, Chairman Stan Brauer, Vice-Chairman Robert Christman Floyd Petersen Karen Gaio Hansberger (Arrived 7:00 p.m.)
Councilman Absent:	None
Others Present:	Executive Director Dennis Hallway

Closed Session

CRA-2004-045 – Conference with Legal Counsel and Real Property Negotiator (Government Code Section 54956.8)

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|----|----------------------|--|
| a. | Property: | 140 acres located between Redlands Boulevard and Mission Road commonly known as the JPA Property |
| | Negotiating Parties: | Dennis Hallway, the Lewis Companies |
| | Under Negotiation: | Price and Terms of Payment |
| b. | Property: | 10806 Poplar Street and a 2.5 acre parcel fronting Redlands Boulevard near Rhonda Street |
| | Negotiating Parties: | Dennis Hallway, Shirou Kunihiro |
| | Under Negotiation: | Price and Terms of Payment |

The Agency Board immediately recessed to consider the closed session items as listed. Board Member Hansberger was absent. The Agency Board reconvened at 7:12 p.m. with all members present. General Counsel Holdaway announced that relating to Item b, the Board met with its Negotiator and gave direction. There was no final action to report. Item "a" would be considered subsequent to the open meeting. No announcement was expected.

The Agency Board recessed to allow completion of the City Council Agenda and reconvened at 8:23 p.m. with all members present. No items were added or deleted; no public participation comments were offered upon invitation of the Chair, and no conflicts of interest were noted.

General

CRA-2004-046 – Minutes of July 26

Motion by Petersen, seconded by Hansberger and unanimously carried to approve the Minutes of July 26 as presented.

CRA-2004-047 – CRA Bill #R-2004-17 – Repealing Resolution No. 219 and rescinding the Real Property Exchange Agreement between the Loma Linda Redevelopment Agency and Shirou Kunihiro and Satsuki Kunihiro, as Trustees of that certain Revocable Declaration of Trust known as The Shirou and Satsuki Kunihiro Revocable Trust

The Secretary presented the report, stating that the purpose of the agreement was to facilitate an exchange of property known as 10806 Poplar Street in the North Central Neighborhood to assist the Agency in its Affordable Housing Program for a triangular parcel fronting Redlands Boulevard to provide street frontage for the alignment of Rhonda Street in a future development. The Real Property Exchange Agreement was approved on March 9 and the transaction was to close by May 6. Due to the lack of a signed agreement, the transaction was not concluded; hence the request to rescind the agreement. She noted that counsel for the Kunihiros requested a continuance.

Discussion ensued relating to continuing the item, establishing a deadline by which a signed agreement was to be received, and rescinding the agreement if it wasn't signed and received within a specified period of time. Chairman Ziprick stated that both the Kunihiros and their counsel requested a continuance, which he would support with some time limitation for response.

Motion by Hansberger, seconded by Brauer and unanimously carried to continue the item to September 14, with the proviso that the signed agreement be received by that time, or the Agreement would be rescinded.

CRA-2004-045 – Closed Session - Conference with Legal Counsel and Real Property Negotiator
(Government Code Section 54956.8) (Continued)

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| a. | Property: | 140 acres located between Redlands Boulevard and Mission Road commonly known as the JPA Property |
| | Negotiating Parties: | Dennis Holloway, the Lewis Companies |
| | Under Negotiation: | Price and Terms of Payment |

The Agency Board recessed at 8:29 p.m. to consider the closed session item and reconvened at 9:17 with all members present. General Counsel Holdaway announced that the Agency Board met with its Negotiator and gave direction. There was no final action to report.

The meeting adjourned at 9:17 p.m.

Approved at the meeting of

Secretary